

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16	-18	PARK ST, ARLINGTON

OWNERSHIP

Owner 1:	SUN WEITONG	Unit #:	16
Owner 2:	WU JINCHENG		
Owner 3:			
Street 1:	16 PARK ST		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	CRELLIN MOLLY S/CHRISTOPHER -		
Owner 2:	-		
Street 1:	16 PARK ST		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2005, having primarily Clapboard Exterior and 1846 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7739													G7	1.		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	844,000			844,000		271710
							GIS Ref
							GIS Ref
Total Card	0.000	844,000			844,000	Entered Lot Size	
Total Parcel	0.000	844,000			844,000	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card: 457.20		/Parcel: 457.20		Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	844,000	0	.		844,000		Year end	12/23/2021
2021	102	FV	829,500	0	.		829,500		Year End Roll	12/10/2020
2020	102	FV	815,000	0	.		815,000	815,000	Year End Roll	12/18/2019
2019	102	FV	795,700	0	.		795,700	795,700	Year End Roll	1/3/2019
2018	102	FV	725,100	0	.		725,100	725,100	Year End Roll	12/20/2017
2017	102	FV	651,500	0	.		651,500	651,500	Year End Roll	1/3/2017
2016	102	FV	651,500	0	.		651,500	651,500	Year End	1/4/2016
2015	102	FV	624,800	0	.		624,800	624,800	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CRELLIN MOLLY S	71799-75	2	10/26/2018		888,000	No	No		
SAGHIRIAN ROBER	53720-315		10/23/2009		669,000	No	No		
PVD ASSOCIATES	45375-92		6/13/2005		670,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/5/2021	259	Add Att	20,000	O				

ACTIVITY INFORMATION

Date	Result	By	Name
5/31/2018	Measured	DGM	D Mann
3/15/2006	External Ins	BR	B Rossignol
4/4/2005	Inspected	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	26313
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

!15211!

PRINT

Date	Time
12/30/21	20:22:03

LAST REV

Date	Time
06/21/21	14:44:43

danam
15211

